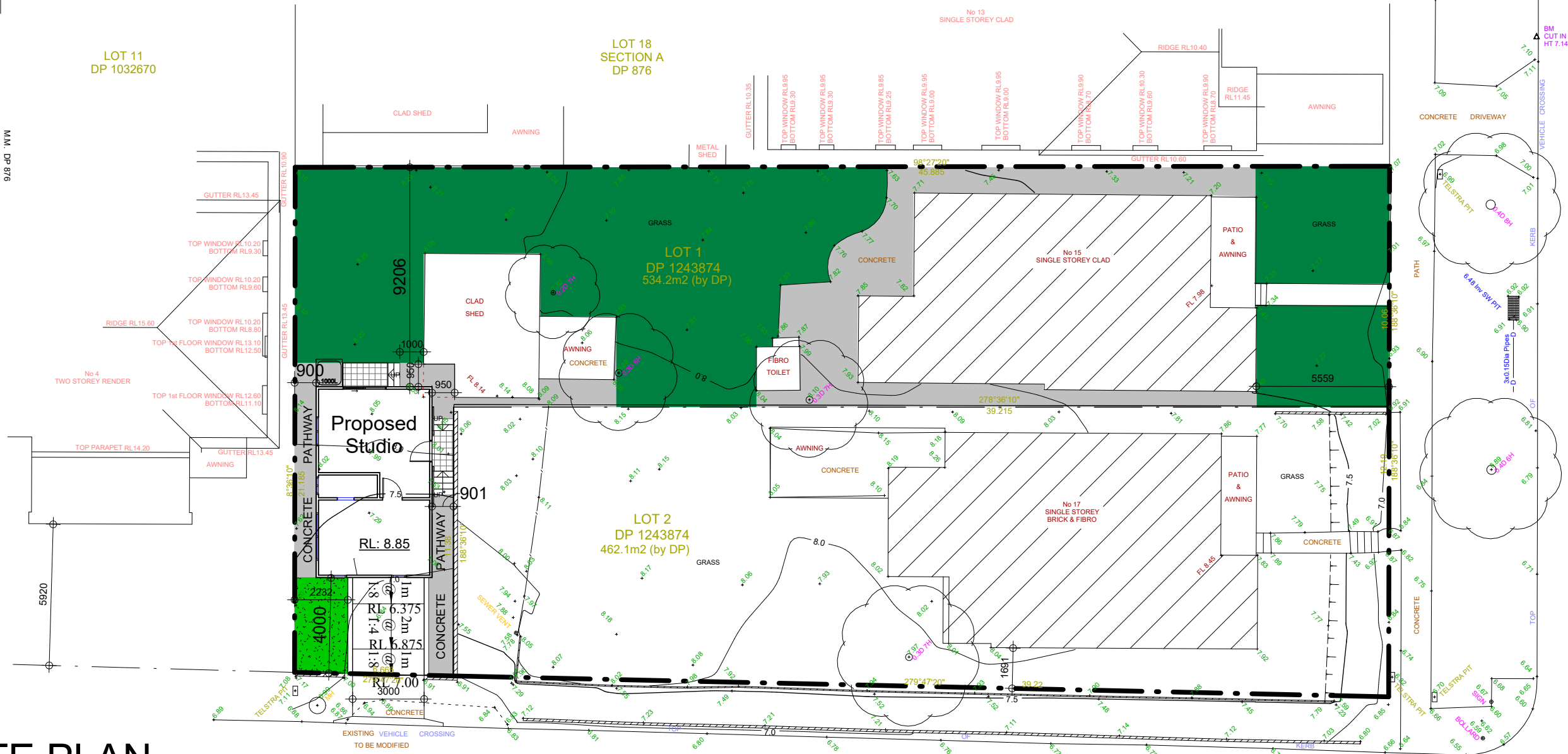


LOT 11
DP 1032670

LOT 18
SECTION A
DP 876



AVENUE

WINDSOR

PRESIDENT

STREET

SITE PLAN

1 : 200

SITE CALCULATIONS

Site Area:	534.2m ²
Existing Single Storey Floor Area:	116m ²
Existing Shed:	29m ²
Existing Shed after minor alteration:	27m ²
Existing External Fibro Toilet:	3m ²
Proposed Studio Floor Area:	36m ²

Gross Floor Area:	182m ²
FSR:	0.34:1

Site Coverage: 203m² (38%)

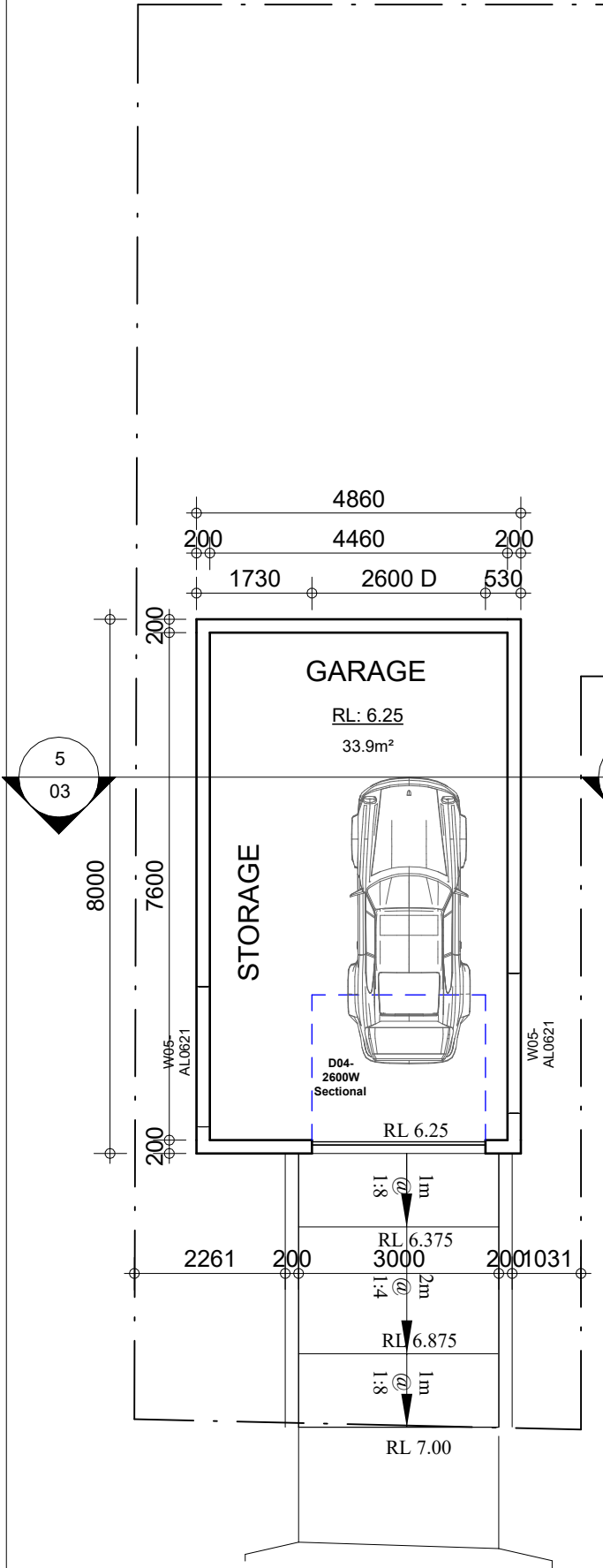
Deep Soil Area >2.5m : 216m² (40%) ■ Deep Soil

SITE PLAN

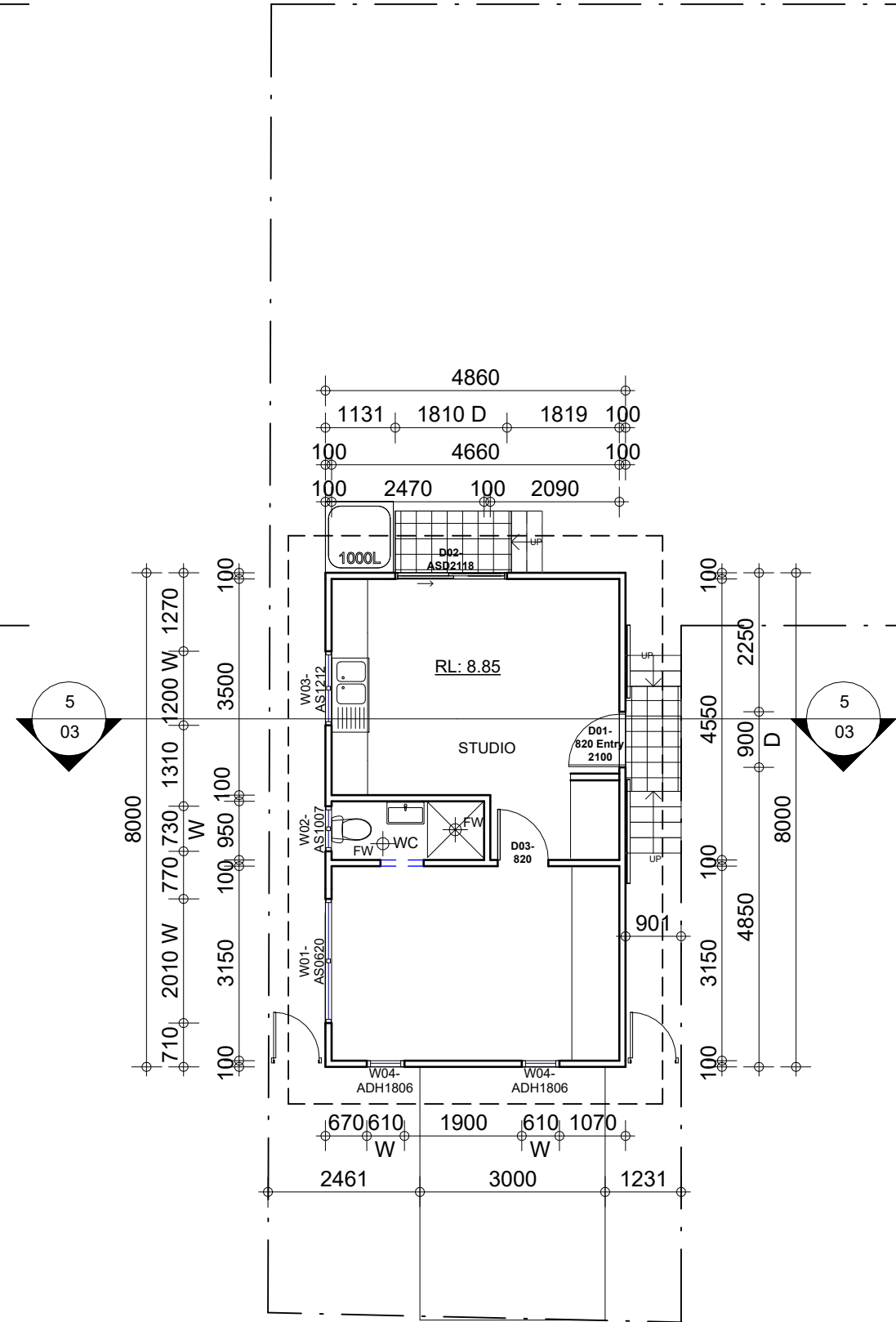
Advanced Architecture & Construction Pty / Ltd

Proposed Garage with Studio above
15 Windsor Ave, Croydon Park

Nominated Architect: Noura Yammine Email : n.yammine@advancedarchitecture.com.au	NSW ARB Reg. No. : 6139 Contact NO. :0413 533 125
Scale: 1 : 200 @ A3	Drawn by: M.M
Date: Feb 2024	Rev:
Figured dimensions to be taken in preference to scaled. Verify all dimensions.	Drawing No: 999211-01



GARAGE
1 : 100



STUDIO (OVER GARAGE)
1 : 100

Door Schedule				
Type Mark	Type	Width	Height	Count

01	820 Entry 2100	820	2100	1
02	ASD2118	1810	2100	1
03	820	820	2040	1
04	2600W Sectional	2600	2200	1

Grand total: 4

Window Schedule				
Type Mark	Type	Height	Width	Count

01	AS0620	600	2010	1
02	AS1007	1030	730	1
03	AS1212	1200	1200	1
04	ADH1806	1800	610	2
05	AL0621	600	2100	2

Grand total: 7

Advanced Architecture

GARAGE & STUDIO PLANS

& Construction Pty / Ltd

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Date: Feb 2024

Drawn by: M.M

Rev:

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Drawing No: 999211-02

Water Commitments
Fixtures
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.
Alternative water
Rainwater tank
The applicant must install a rainwater tank of at least 1000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rain runoff from at least 50 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to:
<ul style="list-style-type: none">all toilets in the development
<ul style="list-style-type: none">at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

Thermal Performance and Materials commitments
Do-it-yourself Method
General features
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.
The conditioned floor area of the dwelling must not exceed 300 square metres.
The dwelling must not contain open mezzanine area exceeding 25 square metres.
The dwelling must not contain third level habitable attic room.
Floor, walls and ceiling/roof
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.

Construction	Area - m ²	Additional insulation required
floor - suspended floor above garage, concrete - suspended; frame: laminated veneer lumber (LVL).	36	nil;fibreglass batts or roll
garage floor - concrete slab on ground, 50% cement substitute.	36	none
external wall: framed (fibre cement sheet or boards); frame: laminated veneer lumber (LVL).	all external walls	3.00 (or 3.50 including construction);fibreglass batts or roll + reflective foil in the cavity
external garage wall: concrete block/plasterboard; frame: no frame.	62	fibreglass batts or roll + reflective foil in the cavity
internal wall: plasterboard; frame: timber - H2 treated softwood.	20	none
ceiling and roof - flat ceiling / flat roof; framed - metal roof; laminated veneer lumber (LVL).	40	ceiling: 5.7 (up), roof: foil/ sarking; ceiling: fibreglass batts or roll; roof: foil/sarking.

roof colour: light (solar absorptance 0.39-0.47); 0.5 to < 1.0% of ceiling area uninsulated

Ceiling fans
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.
The applicant must install at least one ceiling fan in each bedroom.
<ul style="list-style-type: none">The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code.
Glazed windows, doors and skylights
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.
The following requirements must also be satisfied in relation to each window and glazed door:
<ul style="list-style-type: none">The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).

Frame and glass specification	Shading device (Dimension within 10%)
aluminium, double glazed (U-value: <=4, SHGC: 0.22 - 0.27)	eave 600 mm, 200 mm above head of window or glazed door

ELEVATIONS & SECTION

& Construction Pty / Ltd

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Contact NO. :0413 533 125

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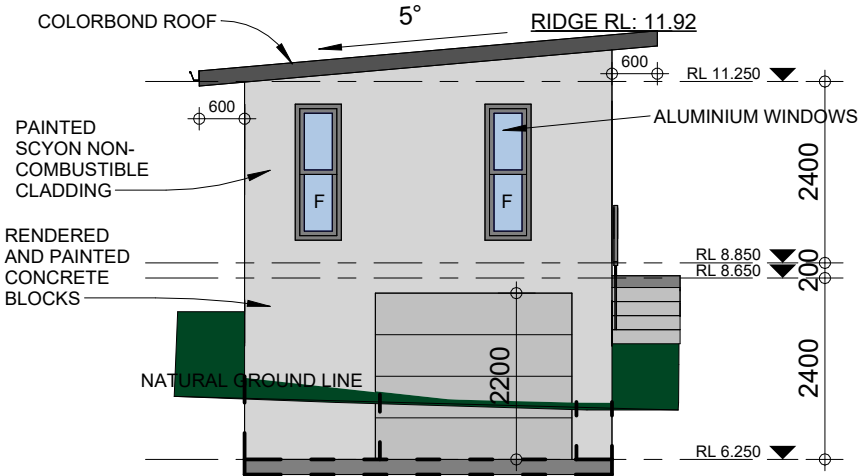
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Date: Feb 2024

Rev:

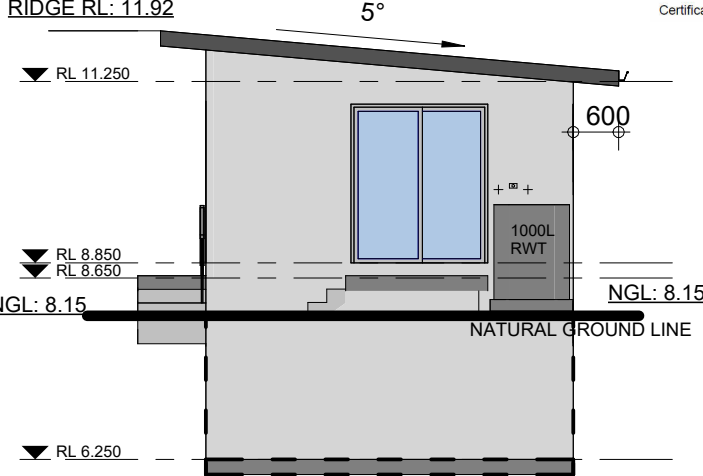
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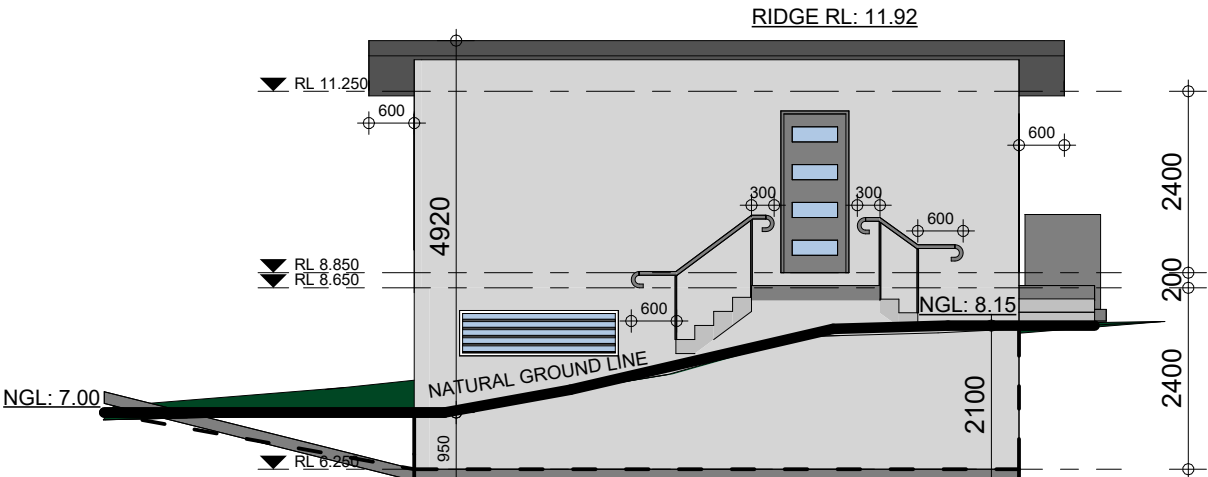
SOUTH

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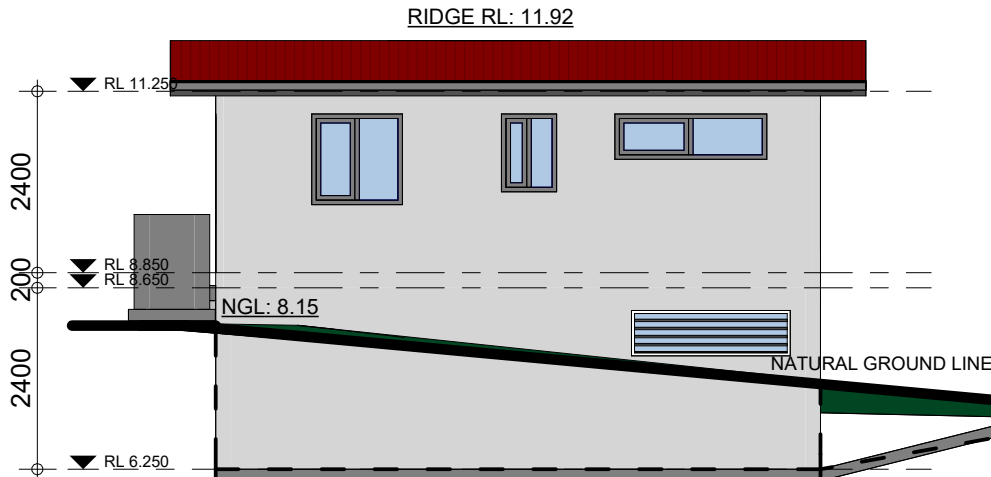
NORTH

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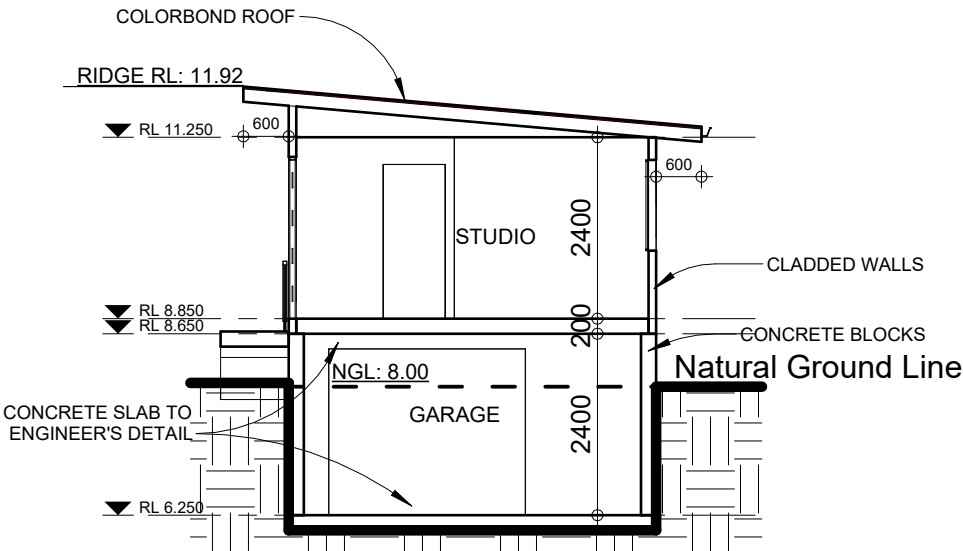
EAST

1 : 100



WEST

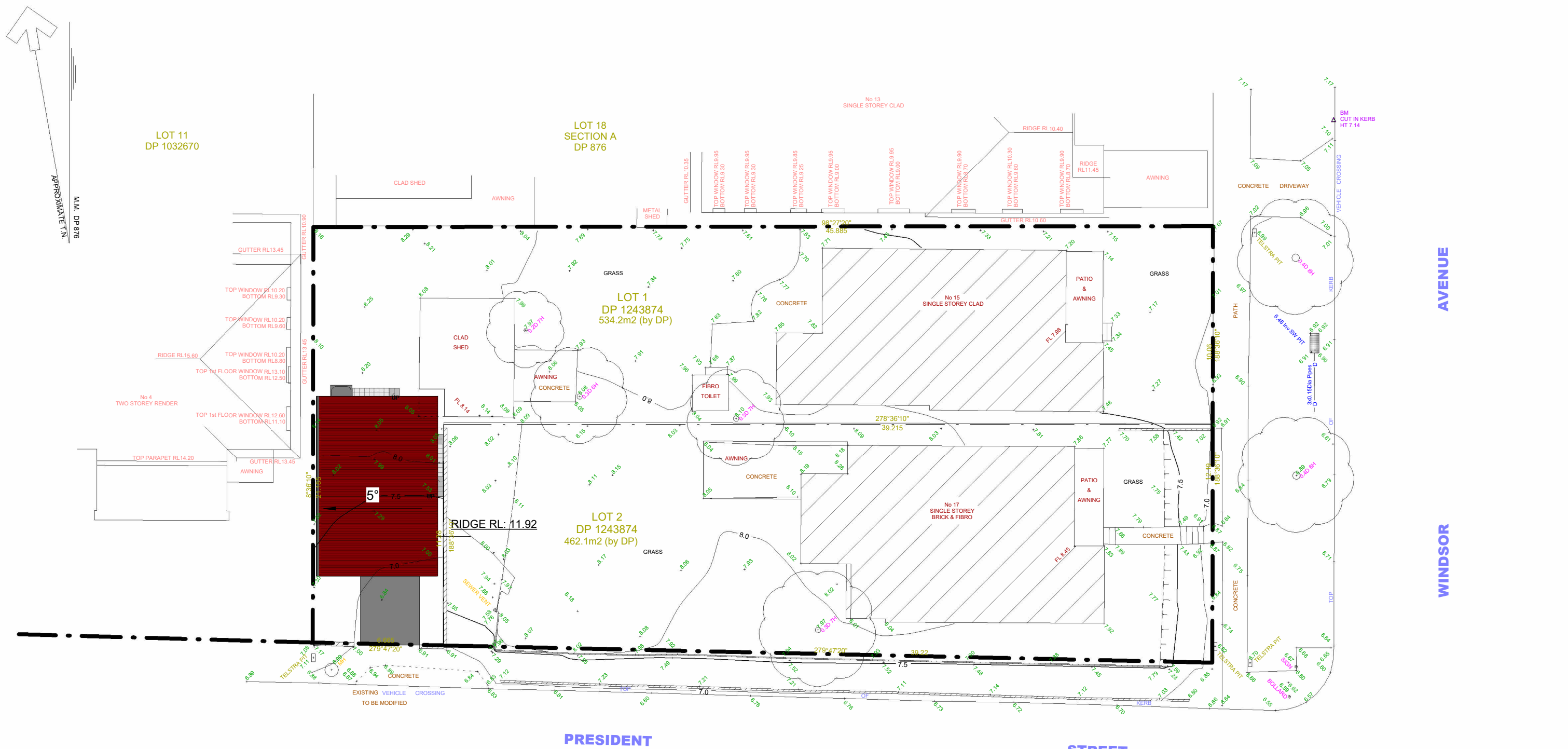
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Section 1

1 : 100

Energy Commitments
Hot water
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 7 stars.
Cooling system
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.
Heating system
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.
Ventilation
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a Laundry: natural ventilation only, or no laundry; Operation control: n/a
Artificial lighting
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Natural lighting
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.
Other
The applicant must install a gas cooktop & gas oven in the kitchen of the dwelling.
The applicant must install a fixed outdoor clothes drying line as part of the development.
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.



Roof Plan

1 : 200

Roof Plan

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	Date: Feb 2024	Rev:
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